

Mayor and City Council

Agenda Item Request

Meeting Date: 4/2/2013

Type: Policy Discussion / Staff Guidance

Call to Podium:

Rob Robinson

Agenda Item Title:

SDP-1641-2012 CROWN HOA FACILITY: The applicant requests approval of the schematic development plan, **SDP-1641-2012**, per annexation X-182 and Sketch Plan Z-315, known as the Crown HOA Facility (Partial Parcel 833) in Gaithersburg, Maryland. The plan proposes a community HOA facility and amenity park with associated Road Code Waiver, **RC-1701-2012**.

Responsible Staff and Department:

John Schlichting, Director Planning and Code Administration

Rob Robinson, Lead, Long Range Planning

Desired Outcome from Council:

Conduct Policy Discussion; Resolutions Ready for Final Action

Public Hearing History	
Introduction Date:	
Advertisement Date :	1/16/2013
	1/23/2013
Public Hearing Date:	2/4/2013
Record Held Open Date:	3/21/2013
Policy Discussion Date:	4/2/2013
Anticipated Adoption Date:	

SUPPORTING BACKGROUND ON NEXT PAGE

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Supporting Background Information:

VII Crown Farm Owner LLC, has submitted Schematic Development Plan (SDP) application SDP-1641-2012. This plan, in accordance with the approved and amended X-182 annexation agreement and Sketch Plan Z-315, is known as the Crown Property HOA Facility. The plan proposes a 2.35± acres community HOA amenity serving the residential units of Neighborhoods 2 and 3 in the Crown development. Included in this application is the request of a Road Code waiver for the one block extension of Crown Park Avenue, serving the HOA facility.

The subject plan proposes a HOA building between 4,800 and 7,500 square feet (SF) with an allowable height of four (4) stories and sixty-five (65) feet, but envisioned that the building will not exceed two (2) stories. The proposed swimming pools will be between 6,000 and 8,500 SF. A multi-purpose court, tot-lot, passive green area and paths are also included on the grounds as well as an on-site parking area.

A joint public hearing was held February 4, 2013. The Planning Commission recommended approval of SDP-1641-2012 with one condition during their March 20, 2013 meeting. The Mayor & Council's record closed at 5PM March 21, 2013. Draft resolutions for SDP-1641-2012 and RC-1701-2012 have been included and are ready, by separate motions, for final action should the Council so choose.

Attachments:

Draft SDP-1641-2012 Resolution

Draft RC-1701-2012 Resolution

CPC: Planning Commission Recommendation

Staff Analysis

Preliminary Background Report

Index of Memoranda (Exhibits in bold)